



October 21, 2024

LARGE LEANING EUC TREE BY 7620 TO BE REMOVED; OTHER TO BE PRUNED

To minimize the chance of it falling, a large leaning eucalyptus tree by Bldg. 7620 will be taken down later this week. **The work is planned for October 24th & 25th.** There will be noise and dust so on these dates, if you live nearby, you are advised to close your windows and doors. Additionally, there is another large tree in the same location that its top will be reduced by about 40'. Mark Crane Tree Care will be doing the work.

PROPOSED CHANGE IN WINDOW POLICY APPROVED

Owners are responsible for the repair and replacement of their windows and window frames.

Upgrade or replacement involves either the window and window frame (as a single unit), or alternatively, a retrofit or insert-style of window.

Recently, several units were found to have window frames that were contributing to dry rot damage. All had original window frames, whether original or retrofit-style windows, and as such needed to be replaced.

As a result, going forward, the Board voted to prohibit the future use of the retrofit or insert-style of window because this installation method does not replace, but rather relies upon the original (40-yr old) window frames that could be a problem at this point, and because installation of retrofit-style windows does not absolve Owners of their continued responsibility for their window frames as well.

Future window replacements or needed repairs, which are the Owners' responsibility, must include the window and

window frame, which were installed as a single unit, and new gasket liner.

ASSOC INSURANCE NOT RENEWED; BBQ'S NOT ALLOWED ON PATIOS/BALCONIES (Subject to be Amended)

Early last month, the Association received a non-renewal notice from its insurance carrier due to "severe loss history." (The renewal date is November 15th.) In the last 12 months or so, the insurance carrier has paid out approx. \$550,000+ for claims due to a fallen tree and a plumbing leak that affected 3 floors.

According to the insurance broker, *to even be considered for a quote*, the Association must have a policy of not allowing BBQ's. Therefore, at the October 10th Board Meeting, the Board voted to ban BBQ's. On October 12th, an email stating of the proposed ban was sent out to owners for owners' input. Owners have 30 days from October 12th to give comments on this ban. Otherwise, it can be officially adopted. Currently, the Association is trying to verify with the carrier about this restriction. Sometime this week, the insurance company will be sending an inspector to look at the complex to determine whether it wants to give a quote or decline.

If a revision to the policy is required, it will be sent out again for owners to comment.

NEW PRICING EFFECTIVE IMMEDIATELY; GATE CLICKER - \$60; ACCESS CARD - \$25

Effective immediately, the replacement fee for a gate clicker is \$60 and \$25 for an access card. For quite a while now, the Association has been undercharging these items.

BOARD MEETING SCHEDULED VIA ZOOM & IN PERSON

The next Board Meeting is scheduled for **OCTOBER 24, 2024, 6PM**, via Zoom & at 7610 Meeting Room

<https://us02web.zoom.us/j/81225827212>

Meeting ID: 812 2582 7212

You can also call by dialing:

+1 669 444 9171 (Hit *6 to unmute)



**REGULAR CHECK ON VEHICLES
IN LONG TERM PARKING
(7602 – 7606 PARKING AREA)**

Tag on Vehicle is the Official Warning

If you have a vehicle parked in the long-term parking area (across from 7602 & 7606 in the upper lot), please make it a point to check it on a regular basis. Your vehicle may have been tagged for one reason or another. Otherwise, many things can happen to your vehicle to make it non-compliant or problematic. Thank you.

As a reminder, an email is usually sent out **as a courtesy** to the owners / occupants...it's not a requirement. Please do not let your vehicle become non-compliant and wait for an email from the Association before bringing it into compliance. Please do not rely on an email notification as your source of warning. If your vehicle is out of compliance, a tag on your vehicle is the official warning. Owners are responsible for forwarding appropriate information to their tenants. Your cooperation is appreciated.

SPOT POWER WASHING PLANNED

Enviroscaping will be spot power washing handrail caps, staircases, deck surfaces, etc. in the next several weeks. The intention is to clean them up a bit so they are not an "eyesore" to those living nearby.

FURNACE INSPECTION SUGGESTED

Now that the temperature is getting cooler in the evening, you may want to consider having the Gas Company inspect your gas furnace. They usually do it at no cost. Their number is 1-800-427-2200 and please follow the menu or you can sign up on-line.

ASSOC WELCOMES NEW MEMBERS

The Association would like to welcome its latest members: Mr. & Mrs. F. Camenforte.

**LANDINGS, BALCONIES, FRONT DOOR AREAS
ARE TO BE KEPT CLEAR & CLEAN**

As a reminder, the common landings and area by the front doors should be kept clear and clean. Clear (no pots, boxes, other personal belongings, etc.) so that emergency personnel can easily access the front door. If there are leaves, pine needles, etc. at the front door area, please take a few minutes to sweep and properly dispose of them. Should the area by your front door be a shared area, please arrange with your immediate neighbor about keeping the area clean.

ASSOCIATION ONLY DEALS WITH OWNERS

Since the Association has a direct contractual relationship with its members, it only deals with owners. If renters or guests need to deal with the Association, all

correspondence must come through the respective unit owners.

**PARKING REMINDER -
REGISTRATION MUST BE CURRENT**

As a reminder, all vehicles in the complex must have current DMV issued registration stickers...whether you park under the carport or in the open space. All unassigned parking areas (except for the overflow parking lot across from 7602 & 7606) are for 72 hours only. The only "long-term" parking place is located across 7602 & 7606. Violators are subject to be towed at vehicle owner's expense. Email notification is just a courtesy. If you park in the "long-term" area, please have your vehicle regularly checked for violation notice. Please notify your renters, guests, workers, agents.

**NOTIFY YOUR INSURANCE AGENT
REGARDING HIGHER DEDUCTIBLE**

If you have not done so, please notify your insurance agent that the Association policy has a \$20,000 deductible for water related issues. Please have your coverage adjusted accordingly so that you are properly covered.

Speaking about insurance, the insurance industry continues to be volatile. Unless something drastic happens in the future at the State level, the Association fire & hazard premium may continue to significantly increase. Currently, the only type of coverage that is holding steady is earthquake coverage. The Association insurance coverage is up for renewal in mid-November.

ANTS PESTERING UNITS

In the last few weeks, you may have seen more activities from ants as they search for water. Even though you may be keeping your unit spotless, you still may experience an "invasion." Depending on your preference to treat the interior of your unit, you may contact a pest control company, buy a can of ant spray or ant liquid bait at a local store, or spray with a cleaning solution that has ammonia. The Association is reluctant to spray around the building due to the presence of numerous pets. However, it has placed numerous ant bait stations around the buildings.

SEASONAL TIME FOR TERMITES TO SWARM

Each year, around this time when there is a hot spell, it is not unusual that you will experience termites swarming. If they land in your unit, you can use a fly swatter and vacuum them. Unless they have borne into the wood and produced sawdust like material, there is not much one can do. If they are in the structure (not personal property like furniture, kitchen cabinet, doors, windowsill, etc.), please call and the Association will contact a pest control company to treat. You can also treat termites by getting a termite spray can from a hardware store that has a tube to inject the chemical

directly into the hole. Otherwise, individual owners are responsible for dealing with them. Thank you.

REPORT TO UNION PACIFIC HOMELESS ENCAMPMENT OR VEGETATION GROWTH

If you see homeless encampment or overgrown vegetation on the Union Pacific (UP) Railroad side, you can email UP at www.up.com/NotifyUP. You will need to give specific location information. Thank you for your cooperation.

COMMUNITY LIAISON INFORMATION FOR SHERIFF NOTED

The current Community Resource Deputy for Goleta is Officer Connor Worden, 805-729-5240.

His email address is crw5576@sbsheriff.org. For emergencies, please call "911". Thank you.

CHECK PLUMBING SUPPLY LINES URGED

To minimize chances of leaking, please take a few minutes to inspect your supply lines underneath your sinks, behind your toilets, washing machine, refrigerator, water softener, etc. Additionally, please check your angle stops (valves to shut off the water to your supply lines.) If they are frozen, you run the chance of not being able to shut off the water to your supply lines in case of an emergency. If needed, please hire a licensed and insured plumber to make those repairs. It is highly recommended that all owners and renters should have appropriate insurance coverage.

CHECK ASSOCIATION WEBSITE WWW.EUCALYPTUSGROVE.ORG FOR INFORMATION

Please check the Association website for the following topics (listed in alphabetical order:)

Alteration / modification policy
Balconies / patios
Dehumidifiers
Furnace inspection
Governing documents
Hard floors
Insurance review recommended
Mailbox
Maintenance request
Minutes
Newsletters
No short-term rentals
Parking
Pets
Pressure regulators
Quiet hours
Remodeling
Resident Guidelines
Sewer lines
Smoking prohibited
Trespassers

REPORT BURNT OUT LIGHT BULBS

For efficiency's sake, when reporting a burnt-out light bulb, please include all the specific details as to type and location. If it's a light that is in a location that is a bit more difficult to describe, please include a photo. Preferably, a call would be more efficient. Thank you.

ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL

To keep things uniform, all exterior alterations (doors, screen doors, windows, patio flooring and lattice work enclosure, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. If in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o the address below. Please do so at least 7-10 days before a board meeting. Thanks.

THINKING OF REMODELING?

Unit Interior Modifications should also have prior Board Approval. Unit owners have greater discretion for interior unit modifications and improvements, but any major modification should have prior Board Approval. Remember, certain interior changes are still not allowed. These include items like removing load bearing walls, dividing, or combining units, and building usable areas in designated restricted airspace within third-floor units. Adding hardwood flooring should have prior approval to ensure proper insulation and installation procedures are followed to reduce noise issues. As with exterior alterations, interior modifications made without prior Board approval or in violation of Grove regulations will be subject to removal, restoration, and/or further modification at the Board's request and at the Unit Owner's expense.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATORS & BILL OWNER

To prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PATIOS & BALCONIES TO BE TIDY; NOT MEANT AS PLACE FOR STORAGE

As a reminder, your patios and balconies are for patio furniture and are not intended to be used as a storage place for items which do not fit inside your unit. Thank you in advance for keeping your home and your building in an attractive condition. Thank you.

INSURANCE INFO FOR REFINANCE

If you are refinancing your home loan, your lender may need to obtain an insurance declaration page. You may call Timothy Cline Insurance Agency at 800-966- 9566 and please follow the prompt (or email to info@clineagency.com).

The Association also carries earthquake insurance with a 5% deductible of the coverage amount (\$36.7M+). A copy of the policy is available upon request. Please discuss with your insurance agent about “loss assessment” coverage. Renters are encouraged to get renters insurance.

PROBLEMS WITH MAILBOX LOCK?

If you have difficulty working your mailbox lock, you may want to spray some silicone lubricant in the lock. Sometimes, it gets sticky and does not want to turn (or it’s because there’s a piece of mail that is jammed up against the lock). The Association does not maintain your mailbox lock nor has key to it. You will need to call a locksmith or the Goleta Post Office (805-692-5642).

OWNER CONTACT INFORMATION REQUIRED

As part of the governing documents, all owners are required to provide their current information to the Association. If you move, change your contact information or if you have tenants or new renters, please provide the names, mailing address, telephone #s, email addresses. You can write a note and send it to the Association c/o the address below, fax it to 805-682-4341 or email the info to JamesN@Bartlein.com. Also, to help you with refinancing, the Association keeps track of the owners / tenants ratio for lenders. Please include the unit address to which you are referring. Thank you.

Please note: According to the CC&R’s 3.1.2, if you rent, the rental agreement must be in writing; Association rules must be given to your tenants (check Association website) and the tenants must abide by the rules; if the tenants fail to comply with the Association rules, it shall be a default under the rental agreement.

**BOARD MEETING SCHEDULED;
AGENDA ENCLOSED;**

The next meeting is **October 24, 2024**, at 6PM, via Zoom and in the Meeting Room at Bldg 7610. (See Previous Page for Zoom Link). If you wish to attend the meeting in person, you can come to the Meeting Room at Bldg. 7610, which is right off the parking lot.

The Board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is emailed, posted at the mailbox area and/or posted on the website at least 4 days before. Meeting minutes are also posted on the website.

If you have renters, you are responsible for forwarding the newsletter and other notifications to your tenants. Thank you.

Prepared by: **BARTLEIN & COMPANY, INC.**
(805) 569-1121 FAX (805) 682-4341
3944 State Street, Suite 200
Santa Barbara, CA 93105
Email : jamesn@bartlein.com

 Bartlein
& Company, Inc.